

MINUTES

COUNCIL DOWNTOWN MASTER PLAN COMMITTEE

Thursday, October 14, 2021 – 9:00 AM

City Hall Council Chambers

Members Present: Maureen Copelof, Chair, Council Member
Gary Daniel, Vice Chair, Council Member
Jim Fatland, City Manager
Paul Ray, Planning Director
Nicole Bentley, Heart of Brevard Executive Director (left at 10:05 am)
Billy Parrish, Heart of Brevard Representative
Dee Dee Perkins, Citizen Member
Susan Threlkel, Council Appointed At-Large Member

Staff Present: David Lutz, Public Works Director
Denise Hodsdon, Executive Assistant

Guests: Alvin Fuller, Summit Engineering
Mark Burrows, Blue Zones Project

Media: Jeremiah Reed, *The Transylvania Times*

A. Welcome & Call to Order

Committee Chair Maureen Copelof welcomed everyone and called the meeting to order at 9:00 AM.

B. Certification of Quorum

Quorum was certified by Executive Assistant Denise Hodsdon.

C. Approval of Agenda

Mr. Daniel added an item re the Clemson Plaza sign and Mr. Ray added discussion of need for a pedestrian count on Main Street. Motion by Ms. Bentley, seconded by Mr. Daniel to approve the agenda as amended. The motion carried unanimously.

D. Approval of Minutes of September 15, 2021 Meeting

Motion by Ms. Perkins, seconded by Ms. Bentley to approve the minutes of the September 15, 2021 meeting as presented. The motion carried unanimously.

E. Main Street Water & Sewer Improvements

Mr. Fatland introduced Alvin Fuller of Summit Engineering. Mr. Fuller gave an overview of the scope of the project (draft copy attached). He explained that the project entails approximately 1500 linear feet of sewer replacement and 31 water service connections. He hopes to have the design completed by the end of the month to submit for permitting. The proposed project schedule is to open bids on February 1st and start construction on March 1st with completion by July 1st. Mr. Fuller said we are doing everything we can to keep the impact to businesses to a minimum. He explained that we will line several of the existing sewer mains along Main Street in front of the businesses and with regard to water services, we are going to cut patches in the road and shoot those services across to mitigate the impact to businesses. He said the only real open cut is going to be the replacement near Times Arcade Alley as well as the block between Broad and Gaston as we're going to do a little bit of line extension there.

Mr. Fuller said the Times Arcade Alley line was added to the project because the existing line we think goes up under one of the buildings there. We are relocating it so it is accessible and is not a danger to the buildings in that area. Mr. Lutz explained that it comes through the Times Arcade Alley and goes under the wall of what used to be the First Union Bank and then runs directly under the building and comes out on Caldwell Street. He said the plan is to turn it and go around the building.

Mr. Fuller noted that originally we were trying to get this all done before NCDOT started their paving project next summer, but that project has been pushed back to 2023. Mr. Fatland said that DOT doing it the following year takes a lot of stress off our project and if we get the RAISE grant it would allow us to make some streetscape design modifications before DOT does their paving and milling. Mr. Ray added that DOT supports all of the projects that we are doing in advance and they want to give us the time to do that. Mr. Parrish noted that with the delay in the paving project, we need to ask DOT to repaint the crosswalks now.

Mr. Fatland noted that we will be treating each block individually and not tearing it up all at once. We will need to communicate to the businesses when we get closer to the project and know what the inconvenience is going to be. Mr. Fuller said he was not sure how they would do the water services. Mr. Fatland said he thinks that would be the biggest impact if they have to turn the water off for a period of time. Mr. Lutz said the main would not be turned off at all but the water service to the building would only be turned off for about 20 minutes to switch the meter over. It was suggested that we try to coordinate with restaurants to do it on the days they are closed. Mr. Fuller said he would try to get the operation hours of all the businesses so we can mitigate that. Ms. Bentley said she will help coordinate that and Heart of Brevard plans to do as much communication as possible. She feels that we will need to do some type of a true marketing splash for this so that folks can prepare. Mr. Fuller added that he could add to the plans and specifications that no more than one block may be impacted at a time so that contractors bidding on the project can anticipate that.

F. Clemson Plaza Sign

Mr. Daniel said he has heard from several people expressing concerns about the sign and he shares those concerns. He said his concerns are 1) why does it even have a sign with the name when no other city park has a sign of that nature; 2) the sign looks bigger than the actual plaza itself; and 3) even more importantly, is that it is the biggest sign in the City of Brevard and has the name of another city on it. He said most of the people in downtown don't know what Clemson Plaza is or what Clemson Theater was and he feels it is very confusing and misleading.

Mr. Daniel said he thinks the sign was part of the original plans and wasn't something that any staff member here had any input in originally. He said he didn't remember this being part of any plan that the current committee looked at. He believes that a mistake has been made and that we didn't realize it was a mistake until we saw it in place. He suggested that we should not be bound by our mistakes and asked that the committee make recommendation to City Council that we take the sign down.

During discussion it was acknowledged that the sign design was in the plans, but the current committee had never discussed the sign and the installation at this time was a surprise to everybody. Ms. Threlkel noted that the committee had decided to wait on the art element until the hardscaping and landscaping were completed, but the purpose of the space has always been to honor the community's African American history and the sign was supposed to resemble the original Clemson Theater sign that hung from the side of the building.

Mr. Fatland suggested that we bring the plans back to the committee at the next meeting to go through all the details in order to provide a solid recommendation to City Council as to any modifications. Ms. Copelof suggested that we leave the sign up until we know what we're going to do with that wall and then if it doesn't fit, we can take it down. She also suggested that the idea of explaining where the name Clemson comes from is important because people don't understand its significance.

Ms. Bentley said in her mind signage is part of the artwork and is part of the final touches. She doesn't feel that the sign fits in with downtown and that is why we have received a lot of negative feedback. She said it felt like there wasn't a lot happening over there and all of a sudden we have a sign and it feels like that was a weird priority for the project in general. She said regardless of the decision we make today, we have to commit to more communication about this park, and about whatever sign is there, and if we take it down, explain why we took it down and what we're doing.

Mr. Parrish said if we want to be responsive, then our messaging is that we hear you, we take it down and put it in storage and that we realize we need to instigate some sort of interpretive working group to answer the questions about images, signs and interpretation.

Mr. Daniel made a motion to recommend to City Council that we take the sign down and put in storage until we have a better feel for what we are doing with that whole section

of the plaza. Mr. Parrish seconded the motion and after further discussion the motion carried.

Mr. Ray informed the committee that the plans include additional signs that may already be in the works. There consensus to put a hold on any additional signs at this time.

There was further discussion about explaining the history behind the Clemson name and how to move forward with properly honoring the African American community. Ms. Threlkel suggested that Rebecca Suddeth from the Transylvania Heritage Museum would be a great resource as to that history. It was decided that Ms. Threlkel and Mr. Parrish will meet with Rebecca and come back to the committee with a proposed plan.

G. Need for Pedestrian Count on Main Street

Mr. Ray noted that our approved streetscape plan includes some mid-block crosswalk bumpouts on Main Street between Caldwell and Broad Street, and between Broad and Gaston Street. He said NCDOT typically does not like to approve mid-block bumpouts, but they are willing to consider it if we do a pedestrian count of how many people walk between those two blocks. If we can present to them one day's worth of data and show high numbers, then he thinks that would further our application for the mid-block crosswalk bumpouts.

Mr. Ray explained that we would need to do the count within the next three weeks. The count needs to be done from 6am to 7pm and it suggested that we do it on a Saturday, which is the busiest day. We would need 4 people to do both sides of the road in each block. Following discussion, it was decided to conduct the count on Saturday, October 23rd and schedule volunteers for 2-hour shifts. Mr. Parrish suggested that we ask if Blue Zones would be willing to help and he will talk with Mark Burrows about getting volunteers. Mr. Ray will contact NCDOT to get clarification of where the counters should be stationed and we will firm up the plan at next week's meeting.

H. Set Date for Next Meeting

The next meeting of the Council Downtown Master Plan Committee will be on Thursday, October 21, 2021 at 3:00 PM in the Council Chambers at City Hall.

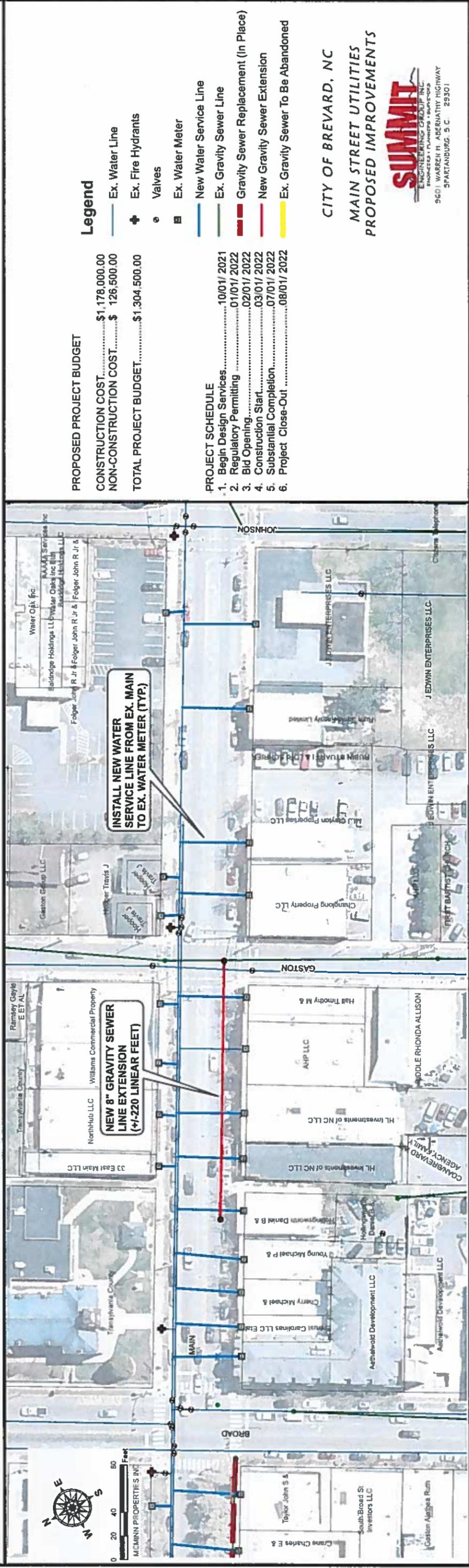
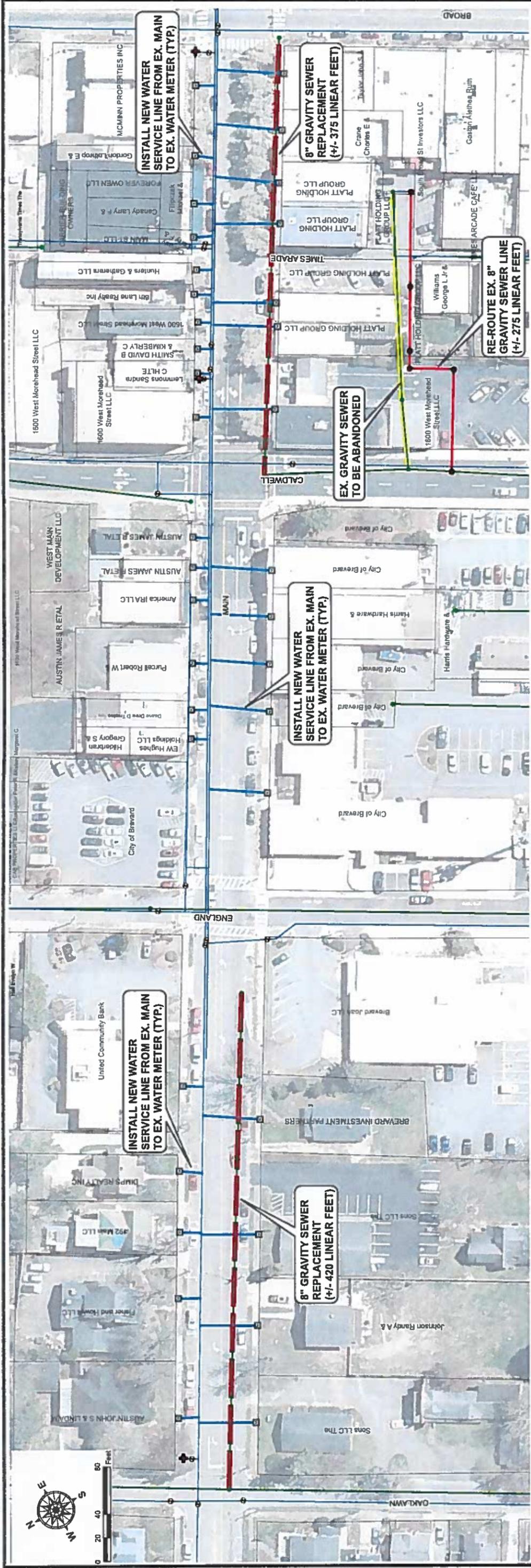
I. Adjourn

There being no further business, the meeting was adjourned at 10:30 AM.

Minutes Approved - October 21, 2021

X Maureen Copelof
Maureen Copelof
Chair, Council Member

X Denise Hodsdon
Denise Hodsdon
Executive Assistant



Legend

- Ex. Water Line
- Ex. Fire Hydrants
- Valves
- Ex. Water Meter
- New Water Service Line
- Ex. Gravity Sewer Line
- Gravity Sewer Replacement (In Place)
- New Gravity Sewer Extension
- Ex. Gravity Sewer To Be Abandoned

PROPOSED PROJECT BUDGET

CONSTRUCTION COST.....	\$1,178,000.00
NON-CONSTRUCTION COST.....	\$ 126,500.00
TOTAL PROJECT BUDGET.....	\$1,304,500.00

PROJECT SCHEDULE

1. Begin Design Services.....10/01/ 2021
2. Regulatory Permitting01/01/ 2022
3. Bid Opening.....02/01/ 2022
4. Construction Start.....03/01/ 2022
5. Substantial Completion.....07/01/ 2022
6. Project Close-Out08/01/ 2022

CITY OF BREVARD, NC
MAIN STREET UTILITIES
PROPOSED IMPROVEMENTS

